

MEMBERS PRESENT: Mayor Richard H. Albier, Chairman
Katie Gallagher, Council Representative
Joe Polidori
Jim Oper

ABSENT: Ray Porterfield

ALSO PRESENT: David Kulcsar, Building Commissioner
Barbara Stanton, Secretary

Chairman Albier called the Brooklyn Planning Commission meeting to order. Clerk, call the roll: Mayor Albier, "here", Katie Gallagher, "here", Joe Polidori, "here", Jim Oper, "here". Absent: Ray Porterfield.

A motion to approve the minutes from December 4, 2014 was made by Katie Gallagher, second by Joe Polidori. **Vote Resulted: Yes** – Mayor Albier, Katie Gallagher, Joe Polidori. Abstain: Jim Oper.

Mayor Albier: A request from Steven Ruland from K & D Management for parking lot area for the Westbrook Apartment Village located across the street on an undeveloped parcel on Rabbit Run Drive P.P. #431-17-117. Commissioner Kulcsar: The proposal is for a parking area off of Rabbit Run for the Westbrook Apartments which is on a separate parcel. Steven Ruland from K & D Management was present: Mr. Ruland: Currently we have 627 units with parking for about 599 units. We have residents parking in the street and lawn to relieve the stress of the vehicles. Katie Gallagher: What do you offer as part of your contract for parking? Mr. Ruland: Two spaces per unit. Katie Gallagher: The covered parking area; is this an additional amount for the residents? Pam Winters: Yes that is an additional cost and they are currently filled. Pam Winters: We did a special on the covered parking so we could utilize all the parking spaces available. Joe Polidori: Will there be a problem with water runoff for the residents on Springcrest Drive? Mr. Ruland: There are two drains in the area currently. There is an existing drain that we would tie into. Commissioner Kulcsar: This plan is in a preliminary stage pending approval at this Commission. As it is drawn this will need variances for zoning and also will need to go for approval from the City Engineer. All the requirements/details that are necessary, from that aspect would be covered at that time. Katie Gallagher: What are the variances? Commissioner Kulcsar: Location of required parking which states that it needs to be on the same lot of the building that it serves. The other variances as it is currently drawn would be width for access driveway going into the parking lot limited to 30 ft. maximum. They show it going through the full expanse of the parking lot. There would be a few other variances that would involve the design and access isle ways. Those are the variances at this point. The one thing I could recommend would be to treat this as a preliminary review on the concept of the parking itself. There could be stipulations on the development of the final plan. They would make application to the Commission for the final approval. Complete final stage drawings would show property lines, all dimensions to property lines, and all the details for the City Engineer to approve. Jim Oper: Was there any thought given to the design pulling in the area and instead using the back area? Commissioner Kulcsar: There was discussion with Mr. Ruland regarding the distance of the driveway, so the cars do not need to pull out onto Rabbit Run. That is a concern for the Police Department. That is something that would need to be revisited. A design that would limit the access into the parking area rather than being the full length of the area and that would limit one or two single cross walks. There would be stipulations of the visibility of the sidewalks and lighting would need to be addressed as well. Mayor Albier: I understand the Westbrook Apartments need additional parking and there is a parking problem. However, when I looked at this diagram, you have all 42 parking spaces backing out onto Rabbit Run. This is a safety hazard. When the snow plows go down the street, it will place a sizable amount of snow in the driveway. I suggest that you redesign the plans; have a main driveway where you pull in and out. When pulling in you will be facing Rabbit Run and back out across the back. Mr.


Ruland: We can design the plans to have the parking on the back side towards the street. The snow plows should be no problem. We move the snow for the Westbrook residents. We can design the plan to accommodate what would be required. Katie Gallagher: The Mayor is a former Police Officer and Police Chief and agreed that this plan as it is now creates a safety hazard. Ultimately what will happen tonight is this would get deferred. The residents of Springcrest Drive are present at this meeting to show their concerns. I would like to hear the concerns of the residents present tonight before we move on. Richard Dezort resident at 8944 Springcrest Drive: I work for a title agency. The piece of property discussed tonight isn't owned by the Westbrook Apartments. The property went into foreclosure last year. Went through a sheriff's sale and I have the foreclosure documents here. How would you build on a property you do not own? Mr. Ruland: According to our paperwork, it is the Westbrook's lot. I will check into this. Mr. Dezort: They split the parcel. You retain parcel B and parcel A never got put into the Westbrook's. It was not deeded out properly. Coyne, Lawson and Zane owned the property. It is now under the name of North Star Strategic Partners. They are based in Columbus Ohio. They own the entire piece of property. Mr. Ruland: I will look into this. Debby Sullivan resident at 8975 Springcrest Drive: Don't you think it would be more feasible to place parking on the mounds on Westbrook. Level the mounds and have parking from the office going all the way up to Memphis Avenue. Mr. Ruland: There is not enough room in the area you are referring too. Residents at the meeting stated there are many parking spaces available in the evening. Katie Gallagher: Dave, would you please look into the area being discussed and see if it would be feasible to have parking in that area? Commissioner Kulcsar: Yes, I will check the area. Resident: All the cars are going to be in the back of our property. Don Dawson resident at 8949 Springcrest Drive: Do you have a plat and a copy of the ordinance for parking when the building was built? Commissioner Kulcsar: I found the minutes from the Planning and Zoning meetings from that time. I could not determine how many parking spaces were required. They attested that they would have 1-1/2 spaces per apartment. They were planning to have 7 or 8 buildings which did not happen. The buildings were phased in. Mr. Dawson: With the lease agreement feasibly you would need 1200 parking spaces. Mr. Ruland: Correct. Mr. Dawson: How would you ever meet the number of parking spaces for your requirement? You are requesting 42 spaces and that won't get you there. Mr. Ruland: We are trying to alleviate some of the parking. There was discussion regarding multi level parking on the Westbrook property. Matt Sullivan resident at 8975 Springcrest Drive: I have a map which originally showed the new construction in this area. It shows that they were originally going to put a street off of Rabbit Run. There was going to be 14 new houses. The 4.5 acres of land which is in question, the builder stated the land behind that area which is the land in questions was unbuildable. The county came out and did soil samples and this land was a city dump. How can you put anything back there, how could you build anything on that property? We could not find the soil samples in time for this meeting. The concern is that this property backs up into our neighborhood and we do not want the cars in the area. Resident: The property values have dropped and we do not want them to drop any more. There was discussion regarding the property values of Springcrest Drive. Mr. Dezort: Mr. Ockington was notified of the property in question for the City of Brooklyn to acquire it. Per Mr. Ockington this property has contaminated soil. Katie Gallagher: Why was this not presented to council? Mayor Balbier: The County brings these requests for small pieces of property that cannot be utilized in anyway. Kathy Pucci: Why was this not presented to us? Did you run the parcel number? Commissioner Kulcsar: Yes we did. Kathy Pucci: Who is the owner? Commissioner Kulcsar: North Star Strategic Partners. Who owns the property isn't that relevant. They are not going to be able to build on it if they do not own it or have interest in it. Kathy Pucci: Why would we waste our time? Don't we need to validate the person applying for the request? Commissioner Kulcsar: Yes. I would not know who owns it by a business name. Kathy Pucci: Usually, when something is presented to the Planning Commissioner a letter is presented giving permission from the owner to have someone represent them at the meeting. Kathy Pucci: Is it current on property taxes? Residents stated: No. Mr. Dezort: They are delinquent on property taxes at this time. Kathy Pucci: They cannot come to any board if they are delinquent on property taxes. Mr. Dezort: The new owners have not paid property taxes and they will go through foreclosure again. Mr. Ruland: I would like to meet Dave at the property to see if there is a possibility of looking at the front property for parking. Antony Demarco: I think you need to look for an alternative. We have ordinances for a reason and it clearly states that you cannot build parking on a separate parcel. Why even consider moving forward on this. Mayor Balbier: I want to assure everyone that nothing will go through and all of a sudden there is a parking lot. Anytime there is action taken by this committee the residents will be notified. Don Dawson: How does the Westbrook police there tenants with their cars? Are there records you can generate showing if there are three drivers in one

unit and four cars? Pam Winters: We record the license plate etc. and we have tags. Mr. Dawson: If a commercial truck comes in the parking lot, do you accept that? Pam Winters: No, we do not allow commercial parking. There may be an occasion. Mr. Dawson: Do you allow semi trucks to park at the Westbrook's? Pam Winters: No. Mr. Dawson: All last summer two to three weeks in a row there was a semi parking. Yesterday there was a semi parking at building 3. I have photos of the semi. Pam Winters: Would you please send me the photos. Mr. Dawson: I will drop them off tomorrow. A motion was made by Jim Oper, second by Katie Gallagher to defer this request until further information is presented. **Vote Resulted: Yes** – Mayor Balbier, Katie Gallagher, Joe Polidori, Jim Oper.

A motion was made by Mayor Balbier, second by Joe Polidori to adjourn. **Vote Resulted: Yes** – Mayor Balbier, Katie Gallagher, Joe Polidori, Jim Oper.

Meeting adjourned.


Barbara Stanton
Secretary


Mayor Richard Balbier
Chairman